

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: OSAGE
Local Government Number: 66G627

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSAGE INDUSTRIAL PARK URBAN RENEWAL	66001	8

TIF Debt Outstanding: 6,983,890

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	476,074	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	716,544
TIF Sp. Revenue Fund Interest:	7,107
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	20,000
Total Revenue:	743,651

Rebate Expenditures:	89,114
Non-Rebate Expenditures:	653,992
Returned to County Treasurer:	0
Total Expenditures:	743,106

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	476,619	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 5,764,165**

Urban Renewal Area Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 66001
 UR Area Creation Date: 12/1987

UR Area Purpose: To meet long-standing goals of achieving redevelopment, economic development and blight elimination through public investment in infrastructure improvements, acquisition of property, provision of loans, grants and tax rebates.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OSAGE CITY/OSAGE SCH/UR TIF INCREMENT	66046	66047	9,910,850
OSAGE CITY AG/OSAGE SCH/UR TIF INCREMENT	66048	66049	18,860
OSAGE CITY/OSAGE SCH/#2 UR TIF INCREMENT	66068	66069	6,136,182
OSAGE CITY AG/OSAGE SCH/#3 UR TIF INCREMENT	66070	66071	1,721
OSAGE CITY/OSAGE SCH/#4 UR TIF INCREMENT	66078	66079	3,645,790
OSAGE CITY/OSAGE SCH/#5 UR TIF INCREMENT	66091	66092	1,376,860
OSAGE CITY AG/OSAGE SCH/#5 UR TIF INCREMENT	66093	66094	14,601
OSAGE CITY OSAGE SCH TIF AREA K TIF INCREMENT	66103	66104	2,018,090

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	80,560	10,365,780	18,001,480	12,502,620	0	-48,152	40,902,288	0	40,902,288
Taxable	36,012	5,777,215	16,201,332	11,252,358	0	-48,152	33,218,765	0	33,218,765
Homestead Credits									80

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **476,074** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 716,544
 TIF Sp. Revenue Fund Interest: 7,107
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 20,000
Total Revenue: 743,651

Rebate Expenditures: 89,114
 Non-Rebate Expenditures: 653,992
 Returned to County Treasurer: 0
Total Expenditures: 743,106

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **476,619** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For OSAGE INDUSTRIAL PARK URBAN RENEWAL

A to Z Drying Dev. 2004

Description:	A to Z Drying TIF Rebate Grant (2004)
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Municipal Aquatic Center

Description:	CRC Aquatic Center Construction
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Community Safety Center

Description:	Community Safety Center Construction
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

AmericInn Development

Description:	AmericInn TIF Rebate
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

A to Z Drying Dev. 2011

Description:	A to Z Drying TIF Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Internal Capital Debt Account

Description:	Internal Debt Account
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tower Properties Industrial

Description:	Tower Properties Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes

Payments Complete:	No
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A to Z Drying Dev. 2013

Description:	A to Z Drying TIF Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OSAGE INDUSTRIAL PARK URBAN RENEWAL

A to Z Drying TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	14,000
Interest:	0
Total:	14,000
Annual Appropriation?:	No
Date Incurred:	04/03/2004
FY of Last Payment:	2016

2010A Urban Renewal Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	3,145,000
Interest:	852,985
Total:	3,997,985
Annual Appropriation?:	Yes
Date Incurred:	09/01/2010
FY of Last Payment:	2025

2010B Urban Renewal Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	70,000
Interest:	3,325
Total:	73,325
Annual Appropriation?:	Yes
Date Incurred:	09/01/2010
FY of Last Payment:	2016

2009 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,595,000
Interest:	767,506
Total:	2,362,506
Annual Appropriation?:	No
Date Incurred:	06/01/2008
FY of Last Payment:	2029

2010 REDLG Loan

Debt/Obligation Type:	Other Debt
Principal:	180,000
Interest:	0
Total:	180,000
Annual Appropriation?:	No
Date Incurred:	08/06/2010
FY of Last Payment:	2020

AmericInn TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2011
FY of Last Payment:	2024

A to Z Drying 2011 TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	26,000
Interest:	0
Total:	26,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2011
FY of Last Payment:	2024

Rebate - Tower Properties

Debt/Obligation Type:	Rebates
Principal:	10,500
Interest:	0
Total:	10,500
Annual Appropriation?:	Yes
Date Incurred:	03/11/2013
FY of Last Payment:	2019

A to Z Drying 2013 TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	5,500
Interest:	0
Total:	5,500
Annual Appropriation?:	Yes
Date Incurred:	08/05/2013
FY of Last Payment:	2025

Internal Capital Debt - 2013

Debt/Obligation Type:	Internal Loans
Principal:	69,074
Interest:	0
Total:	69,074
Annual Appropriation?:	Yes
Date Incurred:	11/18/2013
FY of Last Payment:	2017

Internal Capital Debt - 2014

Debt/Obligation Type:	Internal Loans
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Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2014
FY of Last Payment:	2018

Non-Rebates For OSAGE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	304,730
Tied To Debt:	2010A Urban Renewal Bond
Tied To Project:	Municipal Aquatic Center

TIF Expenditure Amount:	73,325
Tied To Debt:	2010B Urban Renewal Bond
Tied To Project:	Municipal Aquatic Center

TIF Expenditure Amount:	149,373
Tied To Debt:	2009 General Obligation Bond
Tied To Project:	Community Safety Center

TIF Expenditure Amount:	36,900
Tied To Debt:	2010 REDLG Loan
Tied To Project:	Community Safety Center

TIF Expenditure Amount:	69,074
Tied To Debt:	Internal Capital Debt - 2013
Tied To Project:	Internal Capital Debt Account

TIF Expenditure Amount:	20,590
Tied To Debt:	Internal Capital Debt - 2014
Tied To Project:	Internal Capital Debt Account

Rebates For OSAGE INDUSTRIAL PARK URBAN RENEWAL

1000 Wallace Road

TIF Expenditure Amount:	14,000
Rebate Paid To:	A to Z Drying, Inc.
Tied To Debt:	A to Z Drying TIF Rebate
Tied To Project:	A to Z Drying Dev. 2004
Projected Final FY of Rebate:	2016

2212 Highway 218

TIF Expenditure Amount:	43,614
Rebate Paid To:	Osage Hotel and Suites, LLC
Tied To Debt:	AmericInn TIF Rebate
Tied To Project:	AmericInn Development
Projected Final FY of Rebate:	2024

1000 Wallace Road

TIF Expenditure Amount:	26,000
Rebate Paid To:	A to Z Drying, Inc.
Tied To Debt:	A to Z Drying 2011 TIF Rebate
Tied To Project:	A to Z Drying Dev. 2011
Projected Final FY of Rebate:	2024

603 N. Third Street

TIF Expenditure Amount:	0
Rebate Paid To:	Tower Properties LLC
Tied To Debt:	Rebate - Tower Properties
Tied To Project:	Tower Properties Industrial
Projected Final FY of Rebate:	2019

1000 Wallace Road

TIF Expenditure Amount:	5,500
Rebate Paid To:	A to Z Drying, Inc.
Tied To Debt:	A to Z Drying 2013 TIF Rebate
Tied To Project:	A to Z Drying Dev. 2013
Projected Final FY of Rebate:	2025

Jobs For OSAGE INDUSTRIAL PARK URBAN RENEWAL

Project:	A to Z Drying Dev. 2004
Company Name:	A to Z Drying, Inc.
Date Agreement Began:	05/03/2004
Date Agreement Ends:	06/30/2016
Number of Jobs Created or Retained:	65
Total Annual Wages of Required Jobs:	1,200,000
Total Estimated Private Capital Investment:	900,000
Total Estimated Cost of Public Infrastructure:	20,000

Project:	AmericInn Development
Company Name:	Osage Hotel & Suites, LLC
Date Agreement Began:	11/07/2011
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	70,000
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	10,000

Project:	A to Z Drying Dev. 2011
Company Name:	A to Z Drying, Inc.
Date Agreement Began:	11/07/2011
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	75
Total Annual Wages of Required Jobs:	1,500,000
Total Estimated Private Capital Investment:	4,800,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY/OSAGE SCH/UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66047

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	176,380	3,068,830	11,101,680	0	0	14,346,890	0	14,346,890
Taxable	0	98,303	2,761,947	9,991,512	0	0	12,851,762	0	12,851,762
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,286,430	10,060,460	9,910,850	149,610	4,633

FY 2016 TIF Revenue Received: 307,281

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY AG/OSAGE SCH/UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66049

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,190	0	0	0	0	0	42,190	0	42,190
Taxable	18,860	0	0	0	0	0	18,860	0	18,860
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,840	18,860	18,860	0	0

FY 2016 TIF Revenue Received: 398

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY/OSAGE SCH/#2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66069

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1996
Blighted	12/1996
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,017,090	6,958,620	0	0	-33,336	12,942,374	0	12,942,374
Taxable	0	3,353,537	6,262,758	0	0	-33,336	9,582,959	0	9,582,959
Homestead Credits									47

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,284,939	6,690,771	6,136,182	554,589	17,174

FY 2016 TIF Revenue Received: 190,247

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY AG/OSAGE SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66071

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1996
Blighted	12/1996
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,850	0	0	0	0	0	3,850	0	3,850
Taxable	1,721	0	0	0	0	0	1,721	0	1,721
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,240	1,721	1,721	0	0

FY 2016 TIF Revenue Received: 36

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY/OSAGE SCH/#4 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66079
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	12/2000
Blighted	12/2000
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,186,210	4,455,060	0	0	-9,260	7,632,010	0	7,632,010
Taxable	0	1,775,784	4,009,554	0	0	-9,260	5,776,078	0	5,776,078
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,995,480	3,645,790	3,645,790	0	0

FY 2016 TIF Revenue Received: 113,026

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY/OSAGE SCH/#5 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66092
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2004
Blighted	05/2004
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	106,930	690,330	1,400,940	0	0	2,198,200	0	2,198,200
Taxable	0	59,595	621,297	1,260,846	0	0	1,941,738	0	1,941,738
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	821,340	1,376,860	1,376,860	0	0

FY 2016 TIF Revenue Received: 42,681

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY AG/OSAGE SCH/#5 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66094
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2004
Blighted	05/2004
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	34,520	0	0	0	0	0	34,520	0	34,520
Taxable	15,431	0	0	0	0	0	15,431	0	15,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,010	15,431	14,601	830	17

FY 2016 TIF Revenue Received: 308

TIF Taxing District Data Collection

Local Government Name: OSAGE (66G627)
 Urban Renewal Area: OSAGE INDUSTRIAL PARK URBAN RENEWAL (66001)
 TIF Taxing District Name: OSAGE CITY OSAGE SCH TIF AREA K TIF INCREMENT
 TIF Taxing District Inc. Number: 66104
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	879,170	2,828,640	0	0	-5,556	3,702,254	0	3,702,254
Taxable	0	489,996	2,545,776	0	0	-5,556	3,030,216	0	3,030,216
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,689,720	2,018,090	2,018,090	0	0

FY 2016 TIF Revenue Received: 62,567